



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: April 2, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Rob Behrent, Paul Schlichtman, Brett Lambert, Jim Feeney

Absent - Allen Reedy

Guests: Josh Sydney, Adi Toledano - SPM David Steeves, Jeff Alberti - W&S

Vice Chairperson Lambert called the meeting to order at 7:03 pm.

TOWN YARD

Mr. Toledano did a photo update of the project showing photos from 4/2 including the following: Building B- stair repair in progress, painting in progress, lintel repair in progress. Building D - column repair in progress, portal opening in progress and roof snow guards installed. Building E - front window soffit install. Site work - trash chute in progress, fence install and concrete stairs in progress.

Mr Sydney reviewed the CR log and stated that we have a projected deficit of (\$493,652) as of today. This log changes with each meeting as CRs are settled, negotiated and added. Mr Sydney reviewed the log and noted several items that have increased our exposure. Hazardous soil removal was carrying a credit but with additional contaminated soil found in Building D and other "hot" "red" soil

to be removed there will probably be no credit. He also listed SPM amendment #5 for work previously performed at a cost of \$120,000. He also wanted it noted that the GC was submitting a claim for additional time at a cost of \$800,000, which will be rejected. Mr Sydney stated that he understood the PTBC wanted the cost exposure log and all claims settled by the end of April. He felt this could not be done without additional funds. Discussion was held about outstanding claims and the amount for them. The PTBC made it clear that at this time there are no additional funds and until the log is cleared up the PTBC cannot ask for or look for funds until there is a more accurate accounting of budget and claims. More discussion and questions were asked about the amount of soil to be removed, amendment 5 to be further negotiated, utility rebate and resolution of most claims by April 30.

Mr. Sydney presented the following change orders for approval:

CR63 – RFI95 cracked retaining wall & ASI83 reconciliation - \$2,466.00

CR86 – Landscaping at culvert wall - \$2,108.12

CR113 – Culvert design change to liner - \$105,106.00

CR131 – Building B site stairs and hydrant relocation- \$22,975.92

CR171 – American Alarm carpentry support - \$1,025.30

CR212 – Building E added lighting at exterior storage - \$11,465.15

CR215 – Building B additional wall storefront demo - \$5,431.72

CR235 – Building B existing roll-up door - \$1,394.59

CR241 – Building D ductwork penetrations - \$19,007.22

CR266 – Building C added bollards - \$9,430.84

CR269 – Building B existing blocking at roof perimeter - \$15,506.63

CCR132 – Building A balcony railing - \$0.00 Zero cost to Town

A motion to approve change orders was made by Mr. Maher and seconded by Mr. Rademacher. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented Weston and Sampson amendment #12 for drilling of monitoring well sites by LSP service hired by W&S. Total cost of amendment \$9,900.00

A motion to approve W&S amendment #12 was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented Weston and Sampson amendment #13 and SPM amendment #6 for CA services for the month of April. Cost of each amendment \$25,000.00

A motion to approve W&S amendment #13 and SPM amendment #6 for a total cost of \$50,000.00 was made by Mr. Maher and seconded by Mr. Rademacher. Motion passed unanimously on a roll call vote, 8-0.

Mr. Sydney presented the following invoice for approval:

Sydney Project Management, SPM - invoice #38 - OPM services March 2024 - \$23,185.31

A motion to approve invoice was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 8-0.

Mr Maher requested that overages on cost exposure log be broken down into categories explaining the cause of them, ie, unforeseen conditions, owner changes, design issues, ect. Mr. Sydney said he would provide. Mr Feeney requested that the letter to the Industrial Parties be finished and forwarded and he also requested for W&S to provide an estimate of time needed for remainder of project.

CENTRAL SCHOOL

No update.

Motion was made by Mr. Rademacher, seconded by Mr. Martini to approve the March 19, 2024 minutes as presented. Motion passed unanimously on a roll call vote, 8-0

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:33 PM and it was unanimously voted.

NEXT MEETINGS WILL BE APRIL 16, 2024, and MAY 7, 2024 at 7:00pm

Respectfully Submitted,  
Robert Jefferson